

Before the Board of Zoning Adjustment, D.C.

Application No. 11470 of Mr. Arthur Smith pursuant to Section 8207.11 of the Zoning Regulations for permission to convert a flat to a three-unit apartment as provided by Section 3301 of the Zoning Regulations in a R-4 District located at 64 Rhode Island Avenue, N.W., Lot 21, Square 3111.

HEARING DATE: September 19, 1973

EXECUTIVE SESSION: October 3, 1973

FINDINGS OF FACT:

1. The property is presently used as a two-family flat.
2. The proposed use would be a three-unit apartment.
3. A three-unit apartment in an R-4 Residential zone requires 900 square feet of lot area per unit within the building, or a total of 2,700 square feet.
4. The subject lot consists of 1,412 square feet.
5. A variance of 1,288 square feet is therefore requested.
6. No documentary or testimonial evidence of record indicates hardship.

CONCLUSIONS OF LAW:

Based upon above findings of fact, the Board is of the opinion that the applicant's request for a variance should be DENIED. Applicant has not shown a hardship as required by Section 8207.11 of the Zoning Regulations. The applicant has shown no unique circumstance or practical difficulty which would preclude him from conforming with the Zoning Regulations.

ORDERED:


That the above application be DENIED.

Vote: 4-0 (Mr. Harps not present).

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BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

Attested by:   
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER: DEC 19 1973